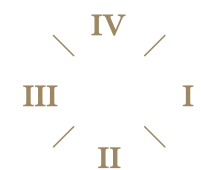


CHIMES

WESTMINSTER

IN HARMONY WITH YOUR LIFESTYLE





CHIMES

WESTMINSTER

Situated in the heart of Westminster, Chimes is an exclusive collection of one and two bedroom apartments, offering a convivial and sophisticated city lifestyle. Designed for those over 60, it offers luxurious homes with a wealth of amenities and social spaces where you can enjoy life and exchange ideas with a dynamic community.

Close to the River Thames, Palace of Westminster and St James's Park, Chimes is just moments from the great icons of London, putting you at the centre of political and cultural life.

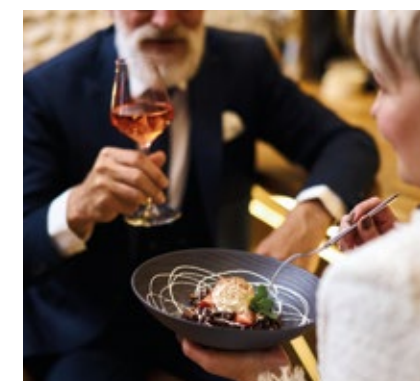
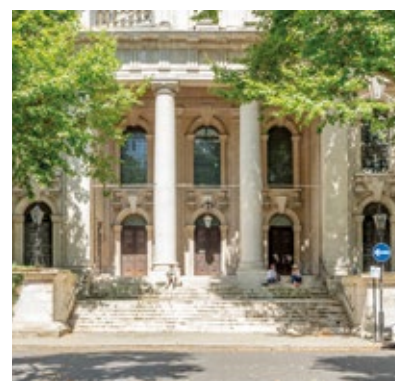


LIFE WITHIN THE SOUND OF BIG BEN

Westminster is one of London's most famous districts, with grand monuments and public buildings at almost every turn. It is also home to quiet residential streets, peaceful garden squares and some of London's best and most inventive restaurants.

Living at Chimes gives you the opportunity to embrace London life to the full. You are walking distance from world-class cultural institutions such as The National Gallery, London Coliseum and Royal Opera House; the theatres of Covent Garden and Piccadilly; and the shopping of St James, Regent Street and Bond Street. Or for walks through acres of green and past flower beds of colourful abundance, the open spaces of St James's Park, Green Park and Hyde Park are all close by.

You are also just minutes from the River Thames, the life blood of the city. A riverside walk along Millbank will take you to Parliament Square, where pubs such as the Westminster Arms and St Stephen's Tavern are renowned as the haunts of politicians and journalists.



YOUR SANCTUARY IN THE CITY



Victoria Station

Waitrose & Partners

The Queen's Gallery

Buckingham Palace

Green Park

Cardinal Place

Curzon Victoria

Vincent Square

Capsicum Deli

The Guards Museum

St James's Park Station

St James's Park

Osteria dell'Anglo

SW1 Dental Surgery

The Cinnamon Club

St John's Gardens

Millbank Medical Centre

Westminster Abbey

Churchill War Rooms

The College Garden

Jewel Tower

10 Downing Street

Lambeth Bridge

Victoria Tower Gardens South

Houses of Parliament

Big Ben

Westminster Station

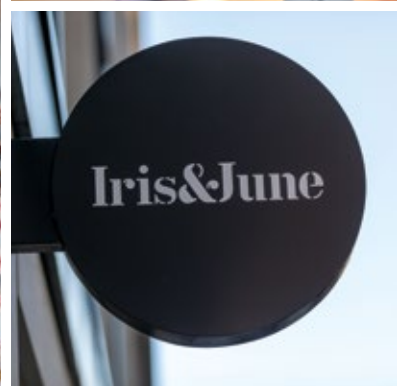
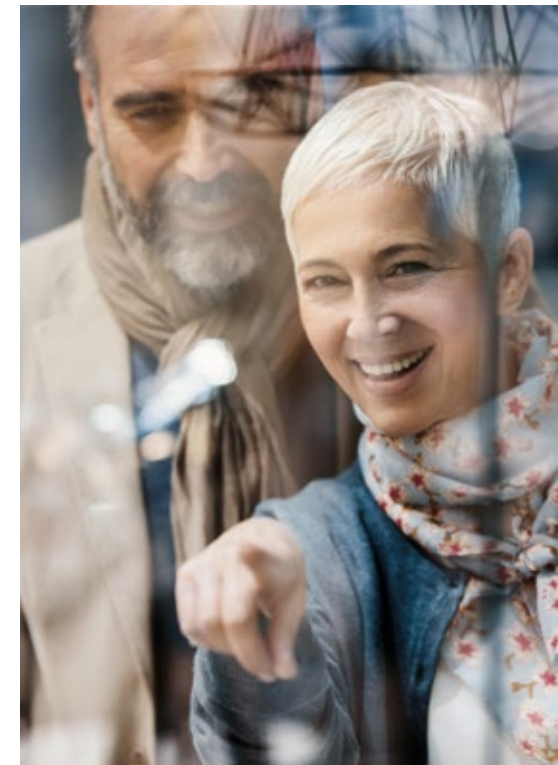
River Thames



ALL WITHIN EASY REACH

When it comes to dining out, shopping, and exploring London's vast cultural scene, you could not be better placed.

You'll find restaurants, delis, cafés food stores and shops all just a leisurely stroll from your front door. Westminster and its surrounding neighbourhoods of Mayfair, Belgravia and Chelsea are home to some of London's finest dining establishments, with numerous Michelin stars bestowed upon them.

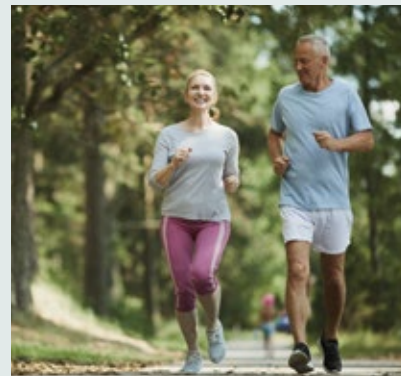


With an astonishing range of global cuisine, artisan coffee spots and relaxed all-day eateries, you will always be able to find something to tempt your appetite.

There are numerous shopping districts a short distance away from Chimes, each with their own distinct identity. Find designer brands on Bond Street, tailors on Saville Row, Victorian and Edwardian arcades off Piccadilly, famous flagship stores on Regent Street, and fashion boutiques in St Christopher's Place. And for art and culture, you have the West End theatres, great art galleries and performance spaces, as well as more intimate venues for a dizzying range of music, drama, talks and comedy.

A SYMPHONY OF GREEN

London is one of the greenest cities in the world with thousands of parks, gardens, squares and green spaces. Living at Chimes means you are only a walk away from some of the capital's most famous parks, as well as hidden pockets of tranquil green.



Lined with quintessential London Plane trees, St John's Gardens is an attractive garden square on Horseferry Road. For larger expanses of green, you can stroll through the streets of Westminster up to St James's Park, with its picturesque lake, dazzling floral displays and views of London monuments emerging above the trees.

Across the Mall, paths lead you into Green Park, a peaceful stretch of grassland sheltered by mature trees, which comes to brilliant life in spring with its mass of daffodils. These two royal parks give you a delightful green corridor all the way up to Piccadilly – a particularly enjoyable journey into the West End.





TRAVEL AT YOUR OWN PACE

As you walk around leafy Vincent Square or along quiet residential streets, it is easy to forget how centrally located Chimes is. Living in Westminster puts so much of London within easy reach, whether you are walking, taking the tube or travelling by car.

ON FOOT

- ST JAMES'S PARK UNDERGROUND STATION
5 mins
- ST JAMES'S PARK
9 mins
- RIVER THAMES
10 mins
- VICTORIA UNDERGROUND AND RAIL STATION
13 mins
- GREEN PARK
15 mins
- PICCADILLY
20 mins
- HYDE PARK
25 mins
- THE SOUTH BANK
25 mins

BY CAR

- COVENT GARDEN
10 mins
- MAYFAIR
11 mins
- MARYLEBONE HIGH STREET
15 mins
- KENSINGTON HIGH STREET
19 mins
- HOLLAND PARK
19 mins
- REGENT'S PARK
23 mins
- HEATHROW AIRPORT
46 mins

BY TUBE

- SLOANE SQUARE
4 mins
- MONUMENT
11 mins
- NOTTING HILL
15 mins
- KING'S CROSS ST PANCRAS INTERNATIONAL
15 mins
- CANARY WHARF
16 mins
- KEW GARDENS
28 mins
- RICHMOND
32 mins

ARCHITECTURE THAT RESONATES

Chimes is a new development in keeping with the architectural richness of its historic surroundings.

Award-winning architects Mae have created a sense of distinguished seclusion, hidden from view on Horseferry Road, in London's most prestigious neighbourhood. The building is beautifully designed with tiered top, middle and bottom green-glazed brick work. The façade comprises champagne-bronze metalwork and full bay windows, which welcome light from their north-east facing position.

Built around a tranquil central courtyard, the two equal-height six-storey blocks are split into four quarters, reflecting Big Ben's call at the quarter of each hour.

The interior of Chimes is as distinctive as the exterior. Apartments are filled with light and generously proportioned, while the communal spaces open out onto the lush green courtyard through fully glazed doors. Bespoke design details and refined finishes create calm and contemporary spaces to meet and connect with your fellow residents.





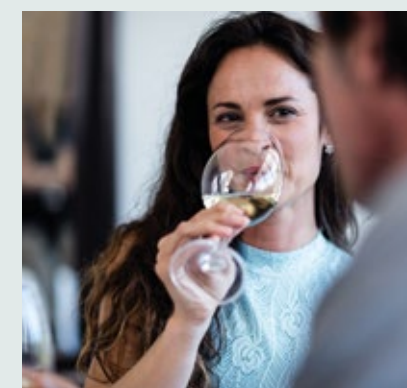
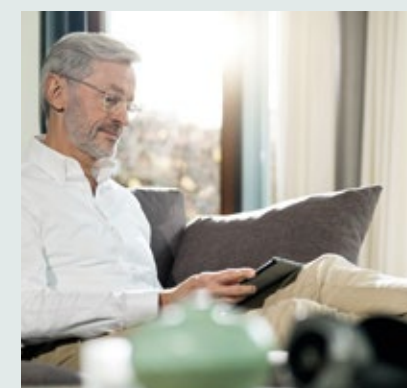
A BALANCE OF SERENITY AND SOCIABILITY

At the centre of Chimes is the courtyard, grounding the development around a calming green space with trees, foliage and fragrant planting. The courtyard is a serene and inviting haven to relax and unwind in when you need to recharge.

The open-plan lounge is the ideal place to meet with neighbours over a coffee, or a gin and tonic in the evening. Adjoining the

lounge is the peaceful library, which opens out onto the courtyard via an elegant glass conservatory, offering beautifully framed views of the greenery.

Owners also have access to a well-equipped kitchen, perfect if you want to create a meal for family and friends outside of your apartment, or enjoy a sociable evening cooking with fellow residents.



HOTEL STYLE SERVICE AT HOME

As part of the Chimes lifestyle, you'll enjoy the first-class service of a dedicated concierge and overnight guest accommodation* to help make life run even more smoothly.

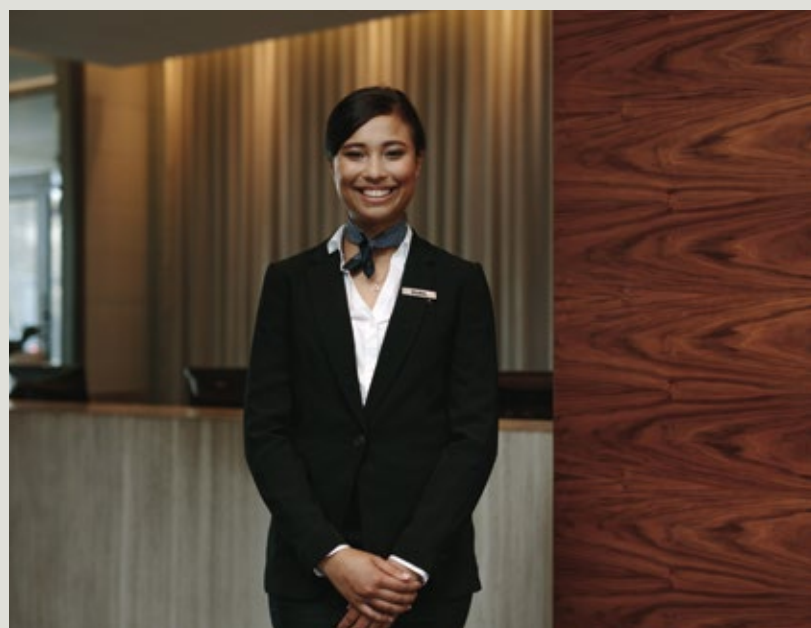
When you come through the main entrance of Chimes, you'll see the reception to the right of the atrium, looking out onto Horseferry Road. This light and spacious area is where you'll find your concierge, on hand throughout the day to assist you.

They are available to sign for parcels, book you in for an on-site spa treatment*

or arrange a car to take you out. With their expert knowledge of Chimes and its services, the concierge desk is the first place to visit if you have any queries.

You can also book the guest suite through the concierge. This wonderful facility is available for any visiting friends or family who wish to stay overnight. Situated on the ground floor, the suite features its own ensuite bathroom, offering guests an elegant and private space to stay.

*Spa treatments and guest accommodation are available at an additional cost.



The guest suite at Chimes



The roof terrace at Chimes

TRANQUILLITY IN THE CITY SKYLINE

The roof terrace at Chimes is, quite literally, the pinnacle of this development. You'll catch your breath as you step out onto the terrace and take in the glorious views over iconic Westminster landmarks. It is the perfect place to soak up the lively atmosphere of central London from a place of tranquillity, enjoying a glass of wine in the company of friends, or simply watching the world go by.

Lush foliage and scented planting create a truly uplifting environment, and are thoughtfully planned to create landscaped corners and secluded spots to relax in. Garden furniture is arranged in a mix of sociable gatherings and smaller groups, giving you the opportunity to enjoy the roof terrace for all different occasions.



The spa at Chimes

KEEP MIND AND BODY IN SYNC

Wellness is a central part of life at Chimes. With a spa area, including steam room, and stretch studio ready for you to use, at your convenience, you have the opportunity to build activity and relaxation into your life, helping you to achieve an optimal sense of wellbeing.



The spa is an ideal place to unwind after a busy day or freshen up before an evening out. The facilities are secluded and private, offering you the perfect retreat for a few hours. Private treatment rooms are available for you by separate arrangement, to relax with a variety of carefully selected spa services, which could include massages and facials.

Located on the ground floor, the stretch studio is fitted with hand weights, full height mirrors, a barre bar and Pilates and yoga equipment. It is available to book for a range of fitness and strength classes at an additional cost, giving you the opportunity to establish a programme of regular activity.





BEAUTIFULLY COMPOSED HOMES

The apartments at Chimes have been designed for refined city living, with luxurious finishes and well-considered storage that make them a pleasure to live in. Large windows draw in plenty of soft, natural light, complementing the apartments' spacious and welcoming open-plan living areas. Bespoke kitchens have been cleverly planned to make them stylish and sociable as well as practical, with quartz stone worktops and a range of integrated state-of-the-art appliances.

Finishes throughout are of exceptional quality, from flooring and tiles to details such as joinery and lighting that make such a difference to a home. These apartments are ideal for busy lifestyles, requiring minimal maintenance, and enabling you to travel with the peace of mind that your home is secure and well cared for.



A SUPERIOR SPECIFICATION

KITCHENS

- Custom designed fully fitted kitchen with cabinets made from Davos Oak with matt painted frontals and soft close doors
- Babel frontals with Venato White Quartz work surfaces and splashbacks
- Babel frontals with Calacatta Gold Quartz work surfaces and splashbacks in the Penthouses
- Bristan 3-in-1 rapid boiling hot water mixer tap with stainless steel sink
- Ceramic electric/induction hob with onset controls and stainless steel slimline cooker hood by Miele
- Built in stainless steel oven with moisture plus or stainless steel combination oven with microwave by Miele
- Fully integrated stainless steel warming drawers by Miele
- Full height integrated fridge/freezer by Miele
- Fully integrated multi-function dishwasher by Miele
- Built in under-counter wine cabinet
- Free standing front loading washer/dryer by Miele
- Space saving pull out suspended recycling bins



BATHROOMS

- Full height porcelain tiles to shower and bath walls finished in Mineral
- Caesarstone bathroom worktops and splashbacks in Statuario Nuvo finish
- Porcelain floor tiles in Absolute Mineral finish
- Mirrored cabinet with glass shelving and shaver socket
- Recessed LED round downlights
- Kaldewei bath anti-slip with Ionic panel hinged bath screen – Hansgrohe shower over bath in some apartments
- Thermostatic wall mounted chrome bath/shower control
- Hansgrohe chrome shower with hand shower
- Duravit Starck semi recessed basin
- Duravit Starck soft close dual flush WC
- Polished chrome Vogue ladder style, thermostatically controlled heated towel rail to bathrooms/shower rooms
- Extract ventilation

INTERIOR FINISHES

- Timber Fendi European Oak flooring with UV oiled finish in herringbone pattern in kitchen, living areas and hallways
- Fitted wool blend Westend Velvet carpet in Mushroom in bedrooms
- Built-in wardrobe to master bedroom
- Double glazed windows
- Matt router double square interior doors
- Polished chrome door handles throughout apartments

ELECTRICALS

- Recessed LED round downlights throughout apartments
- Automatic lighting to utility and storage cupboards
- Spotlights in apartments with balconies
- 5 amp lighting circuit to reception room and bedrooms
- Television (Freeview terrestrial, Sky, Freesat, FM points) to principal rooms and master bedroom
- Telephone and data points to principal reception room and master bedroom
- Brushed chrome power sockets and light switches

HEATING/COOLING

- Heating and hot water from a communal system with metered water/electric supply to all apartments
- Underfloor heating throughout apartments with thermostats in each room
- Air conditioning to all apartments

SECURITY

- IP Room Unit with secure video entry system and ability to raise alarm calls
- 24-hour concierge service and monitored CCTV
- All apartments provided with mains supply smoke detectors and fitted with Rapidrop RD208 residential sprinkler with white cover plates – cold water boosted supply
- Multi-point locking, door restrictor and spy hole to apartment entrance doors

CAR PARKING

- Secured valet parking will be available at an extra cost

PEACE OF MIND

- 999 year lease
- All apartments benefit from a 10-year Premier Guarantee build warranty

RESIDENTS' AMENITIES

- Stretch studio with barre and equipment
- Treatment room, spa and steam room facilities
- Changing rooms with shower facilities
- Residents' lounge
- Conservatory library
- Rooftop terrace
- Landscaped courtyard





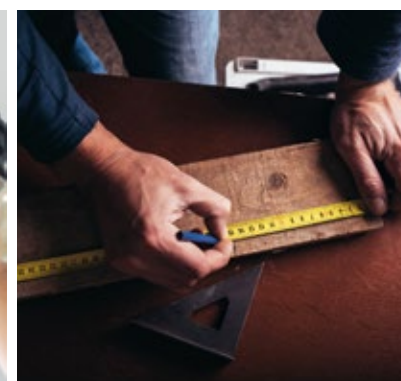
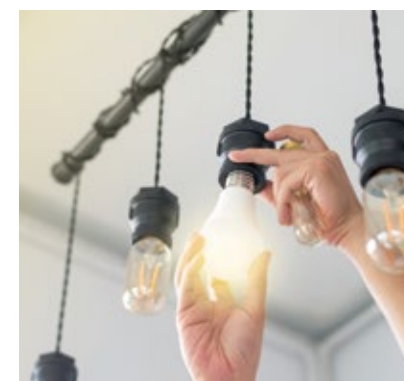
FOR YOUR PEACE OF MIND

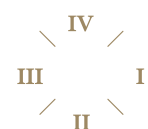
The Property Management team is responsible for taking care of all the external building maintenance, buildings insurance and communal utility bills. They also ensure all the shared areas are meticulously cleaned and maintained.

The dedicated team of friendly and approachable concierges and hosts work hard to ensure the support provided is always tailored to customers' needs.

Additional members of the Property Management team will make regular visits to developments and conduct annual service charge meetings with complete transparency.

They aim to deliver the highest standard of service to customers and believe passionately that true transparency is fundamental to maintaining owners' peace of mind.





CHIMES

WESTMINSTER

If you'd like to find out more
about Chimes and keep up
with the latest news,
please call or visit:

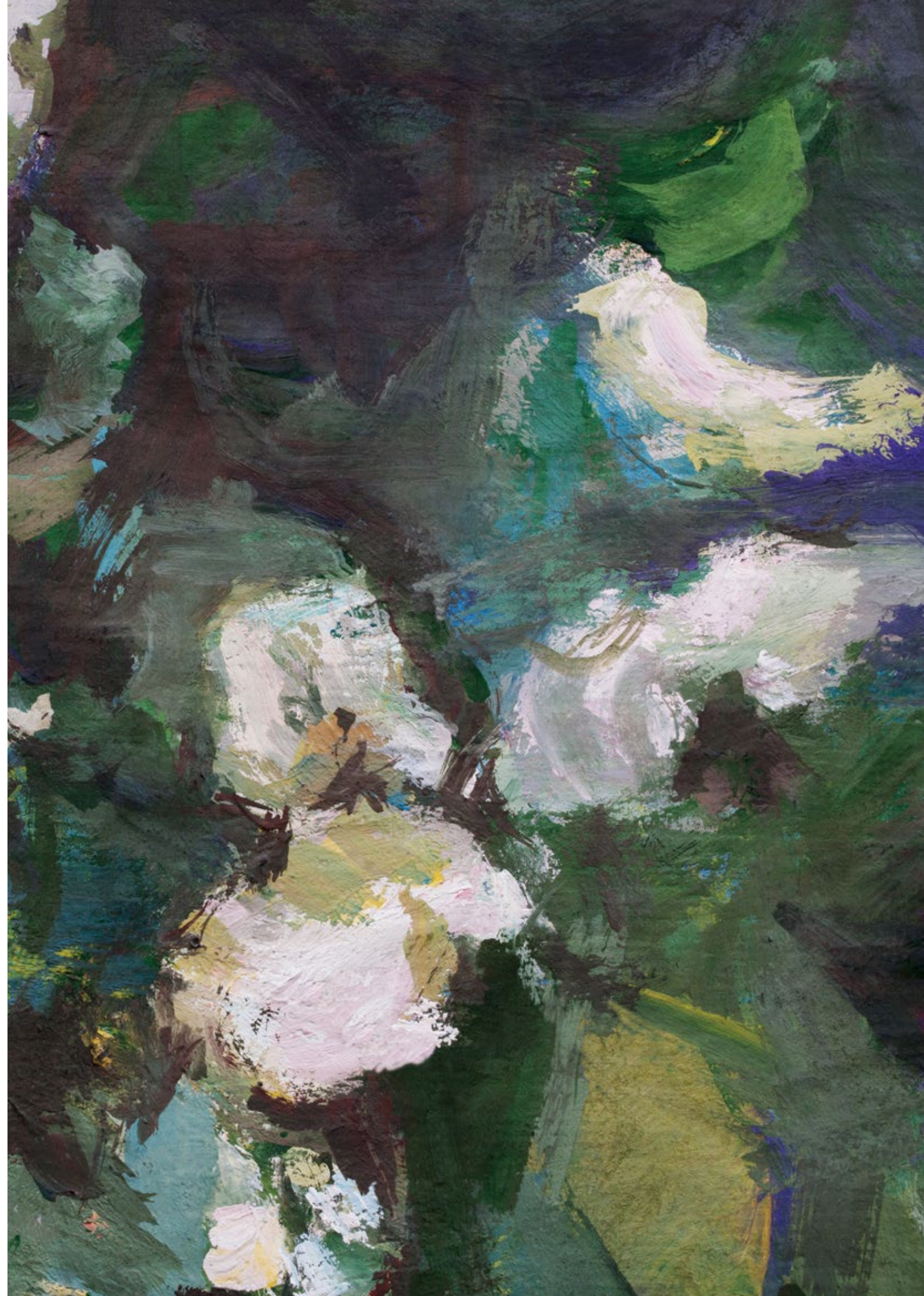
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